

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: February 23, 2006 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
BUSINESS MEETING**

**Thursday, February 23, 2006 – 6:00 p.m.
City Hall, Third Floor, Aldermanic Chambers**

I. ADMINISTRATIVE MATTERS: (See Enclosed)

1. Approval of Minutes of Meetings held on December 15, 2005 & January 12, 2006.

II. REGULATORY MATTERS: The staff may bring additional recommendations to the meeting.

(Tabled Items)

2. SP-34-2005 Property located at 201 Myrtle Way (192 Orange St.), an application for site plan
approval for construction of a 30,600 sq. ft., 2-story building addition with on-site parking – Ann Beha Architects for the Currier Museum of Art
Public Hearings: November 10, 2005, January 12, 2006 [Recommendation]
3. CU-26-2005 Property located at 201 Myrtle Way (192 Orange St.), an application for a conditional use permit to reduce parking from the required number of parking spaces on-site, and provide additional off-site parking - Ann Beha Architects for the Currier Museum of Art
Public Hearings: November 10, 2005, January 12, 2006 [Staff Report]
4. S-53-2005 Property located on Countryside Boulevard, an application to subdivide property to create six (6) lots, and construct a public street – Alliance Resources, Inc., Hillcrest Terrace and Woodland Pond at Manchester, LLC
Public Hearings: December 15, 2005, January 12, 2006 [Recommendation]
5. SP-39-2005 Property located on Countryside Boulevard, an application to create a planned
PD-14-2005 development by the construction of three (3) buildings, and for site plan approval for two (2) multi-family buildings containing 150 dwelling units and a clubhouse on Lot # 1 – Hayes Engineering, Inc. for R& B Manchester LLC
Public Hearings: December 15, 2005, January 12, 2006
6. SP-40-2005 Property located on Countryside Boulevard, an application to create a planned
PD-15-2005 development by the construction of thirty-five (35) townhouse buildings, and for site plan approval for a total of 158 dwelling units on Lot # 2 - Hayes Engineering, Inc. for R& B Manchester LLC
Public Hearings: December 15, 2005, January 12, 2006

7. PD-16-2005 Property located on Countryside Boulevard, an application to create a planned development by the construction of seventy-five (75) single family dwellings on Lot # 3 - Hayes Engineering, Inc. for R& B Manchester LLC
Public Hearings: December 15, 2005, January 12, 2006
8. SP-41-2005
PD-17-2005 Property located on Countryside Boulevard, an application to create a planned development by the construction of ten (10) townhouse buildings, and for site plan approval for a total of forty (40) dwelling units on Lot # 4 - Hayes Engineering, Inc. for R& B Manchester LLC
Public Hearings: December 15, 2005, January 12, 2006
9. SP-42-2005
PD-18-2005 Property located on Countryside Boulevard, an application to create a planned development by the construction of eight (8) garden multi-family buildings, and for site plan approval for a total of sixty-four (64) dwelling units on Lot # 5 – Hayes Engineering, Inc. for R& B Manchester LLC
Public Hearings: December 15, 2005, January 12, 2006
10. S-58-2005 Property located at 189 Moore Street, an application to subdivide property to create one (1) single family building lot – Joseph M. Wichert for Mark Karczewski
Public Hearing: December 01, 2005 **[Recommendation]**
11. CU-29-2005 Property located at 189 Moore Street, an application for a conditional use permit to create a 5,135 sq. ft. lot for construction of a single family dwelling - Joseph M. Wichert for Mark Karczewski
Public Hearing: December 01, 2005 **[Staff Report]**
12. SP-32-2005
PD-11-2005
CU-22-2005 Property located at 51 Sargent Road, an application to create a planned development by the construction of ten (10) buildings, for site plan and conditional use approval for construction of approx. 78,810 sq. ft. of self-storage and accessory office space – SFC Engineering for HCH Real Estate Trust
Public Hearings: October 13, 2005, December 01, 2005 **[Recommendation]**
13. PD-08-2005
CU-23-2005 Property located at 749 Corning Road, an application to expand a planned development, and for a conditional use permit for the creation of fourteen (14) manufactured home sites - Hoyle, Tanner and Assoc, for Walter Eberhardt
Public Hearing: December 01, 2005 **[Recommendation]**
14. S-03-2006 Property located on South Beech Street and Bradley Street, an application to subdivide 18.9 acres into a lot of 7.3 acres and a lot of 11.5 acres – Joseph M. Wichert for Roman Catholic Bishop of Manchester, a corporate sole
Public Hearings: January 12, 2006, February 09, 2006 **[Recommendation]**

15. PD-01-2006 Property located at 167 & 183 Silver Street, an application to create a planned development and for site plan approval for the construction of two townhouse buildings containing fifteen (15) dwelling units – KNA for KAM Development, LLC and Francis & Jeanne Coleman
SP-03-2006
Public Hearings: January 26, 2006, February 09, 2006
16. SP-04-2006 Property located at 1015 & 1019 Second Street & 760 S. Main Street, an application for site plan approval for the construction of a 3,925 sq. ft. convenience store, twelve (12) vehicle fueling stations, and a drive-through car wash – MHF Design Consultants, Inc. for ExxonMobil Corporation
Public Hearings: January 26, 2006, February 09, 2006

(Current Items):

17. SP-01-2006 Property located at 835 Gold Street, an application for a conditional use permit and for site plan approval to occupy the property as a large truck and heavy equipment sales, rental and repair facility – Woodland Design Group for 835 Gold Street Realty, LLC
CU-01-2006
Public Hearing: February 09, 2006
18. PD-02-2006 Property located at 1095 Bodwell Road, an application to create a planned development and for site plan approval to construct seven (7) buildings containing twenty-six (26) attached townhouse dwelling units, and maintain two single family dwellings – Woodland Design Group for William Socha Development, LLC
SP-05-2006
Public Hearing: February 09, 2006
19. SP-06-2006 Property located at 350 Gay Street, an application for site plan approval for the construction of a 2-story, 34,817 sq. ft. building addition – Northpoint Engineering, LLC for Central Paper Co.
Public Hearing: February 09, 2006 **[Recommendation]**

III. OTHER BUSINESS ITEMS:

20. Review of proposed sign replacement for auto dealership at South Willow Street and Goffs Falls Road.
21. Review of new applications for determination of Regional Impact.
22. Any other business items from Staff or Board.